

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-28586 - REQUIRED REVIEW - APPLICANT: LAS
VEGAS CARRIAGES LLC - APPLICANT: LAS VEGAS CARRIAGE, LLC - OWNER:
SMITH, DAVID BAPTIST MISSION TO ENGLAND, INC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. The applicant shall notify the Department of Planning & Development upon the start of operations for the business. A One-Year Review will be required following the start of operations.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-21649) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for the One-Year Required Review of an approved Special Use Permit (SUP-20184) to allow horse-drawn carriage rides at 1060 South Main Street. Minor improvements have been made to the rear portion of the building to provide a stable for the horse(s) and provide storage for the carriage(s). Operation of the carriage rides have sporadically occurred on pre-determined street routes during specified times within the downtown area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/21/2006	A Temporary Commercial Permit (TCP-17028) was issued to allow a Horse Carriage operation from 10/05/06 to 04/05/07.
01/03/2007	A Text Amendment (Ord. #5875) was approved to adopt an updated version of the Las Vegas Downtown Centennial Plan which included allowing horse drawn carriages in the Arts District with a Special Use Permit.
05/16/07	The City Council approved a request for a Special Use Permit (SUP-20184) for Horse Drawn Carriage Rides at 1060 South Main Street contingent upon a one-year required review. The Planning Commission and staff recommended approval on 04/12/07
<i>Related Building Permits/Business Licenses</i>	
11/02/07	Business license #H12-00001 issued for an Animal Drawn Vehicle. Business licensing inspection on 12/14/07 found no operations occurring on premises.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application request, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application request, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.27 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Museum/Offices	C (Commercial)	C-M (Commercial / Industrial)
North	Retail	C (Commercial)	C-M (Commercial / Industrial)
South	Storage Yard	C (Commercial)	C-M(Commercial / Industrial)
East	Retail	C (Commercial)	C-2 (General Commercial)
West	Warehouse	LI/R (Light Industrial / Research)	M(Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan (Las Vegas Arts District)	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O Airport Overlay District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This application is a request for a Special Use Permit to operate horse drawn carriage rides within Las Vegas Downtown Centennial Plan Area -Arts District. The proposed base location is in an existing building located at 1060 S. Main Street. This location is used to stable the horse(s) and provides storage for the carriage(s). Minor improvements have been made to the rear portion of the building to provide a suitable stable facility for the horse. Staff has yet been able to confirm the business operations due to the sporadic nature of the carriage ride use and its reliance on temperate weather. An inspection by the Department of Finance - Business Licensing Division, on the pre-determined street routes within the downtown area and during the specified times did not find the business operating. Although there have been no issues with Code Enforcement, staff recommends that another required review occur one year after the business has operated so that a thorough determination on the impacts of the Special Use Permit can be determined.

FINDINGS

Staff has had difficulty in witnessing the business operations of the approved Special Use Permit due to the inherent temporary nature of the use. Staff recommends approval of this review with a condition to follow up with an additional one-year review, to be initiated by the applicant's notification to the Department of Planning and Development.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	99 by Planning Department
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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